

57,647 SF ± INDUSTRIAL BUILDING

6605 SELNICK DRIVE | ELKBRIDGE, MARYLAND 21075



FOR SALE TEASER OFFERING



BUILDING SIZE:

57,647 SF ±



LOT SIZE:

4.77 ACRES ±



YEAR BUILT:

1984



STORIES:

1 (+ MEZZANINE)



CLEAR HEIGHT:

22' ±



LOADING:

6 DOCKS

1 INTERIOR LOADING WELL
(2 DOCK POSITIONS)

3 DOCK PUNCH OUTS
(CURRENTLY GLASSED IN)



ZONING:

CE-CL1 (LIGHT INDUSTRIAL DIST.)
HOWARD COUNTY, MD

- Headquarters-quality property in premier location
- Concurrently leased to two (2) Tenants with leases expiring in about two years
- Ample on-site parking (47 surface spaces ± in front)
- Located at front corner entry of business park
- Route 1 visibility (38,000+ cars per day)
- Strategically located in the heart of the Baltimore-Washington corridor, offering unparalleled logistical access to both major metropolitan markets
- Immediate proximity to I-95, Route 1, I-295, and Route 100, providing essential connectivity to BWI Airport and the Port of Baltimore





EXCLUSIVELY REPRESENTED BY:



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